

Summary of adopted changes to the Floodplain Regulations

Revision to Floodplain Regulations	Zoning Ordinance Section(s)
Three (3) feet of freeboard.	11-3.10
Measure the height of structures from the Design Flood Elevation or the ground level at the entrance of the structure, whichever is greater.	2-3
Require Elevation Certificates based on proposed construction with new development and additions in the Special Flood Hazard Area	11-3.9
Require all development within 0.2% annual chance of flood (X Shaded) to have a finished floor or be floodproofed 18 inches above grade.	11-3.13
Require a twenty foot setback from the landward edge of mean high water.	11-3.10
Prohibit the construction of subgrade crawl spaces within a Special Flood Hazard Area.	11-3.10
Prohibit the use of breakaway walls in Coastal High Hazard (VE) and Coastal Floodplain (Coastal A) districts.	11-3.11(e)
Identify Coastal Floodplain Districts (Coastal A Zone) and provide regulations to match construction requirements for Coastal High Hazard District (VE).	11-3.11
Require existing buildings come into compliance with current regulations if flood damage from two events, on average, each equals or exceeds 25% the market value of the structure and the building is structurally damaged or altered.	11-3.15